

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- May 18, 1966

Appeal No. 8726 Diamond Housing Corp., appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on May 31, 1966.

EFFECTIVE DATE OF ORDER -- July 14, 1966

ORDERED:

That the appeal for variance of the provisions of Section 3301.1 requiring 900 square feet of land area per unit in conversion of building into 3-unit apartment house at 1328 Riggs Street, NW., lot 90, square 239, be granted.

FINDINGS OF FACT:

(1) Appellant's lot has a frontage of 19.92 feet on Riggs Street, NW. and a depth of 95.0 feet. The lot contains 1,892 square feet of land.

(2) The lot is improved with a two-story brick row dwelling with an English type basement.

(3) Appellant purchased the building in December 1965 and asserts that the building was then occupied by three apartments. Each unit contained a kitchen, bath and bedroom.

(4) Appellant says each unit has approximately 1,200 square feet of floor space. It is also claimed that many houses in the block are apartment houses.

(5) The size of the lot is less than required by the Zoning Regulations in the R-4 District, which requires 2,700 square feet of land in order to convert to three apartment units.

(6) The Riggs Street Community Association opposed the granting of this appeal. Petitions are on file containing fifteen (15) signatures of residents of the area expressing their opposition to the granting of this appeal.

OPINION:

We are of the opinion that appellant has proved a hardship within the meaning of the variance clause of the Regulations, and that a denial of the request will result in peculiar and exceptional practical difficulties and exceptional and undue hardship upon the owner.

We are further of the opinion that this relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Map.